



County of Los Angeles **CHIEF EXECUTIVE OFFICE**

713 KENNETH HAHN HALL OF ADMINISTRATION
LOS ANGELES, CALIFORNIA 90012
(213) 974-1101
<http://ceo.lacounty.gov>

WILLIAM T FUJIOKA
Chief Executive Officer

Board of Supervisors
GLORIA MOLINA
First District

YVONNE B. BURKE
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

March 11, 2008

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS:
MICHAEL D. ANTONOVICH ANTELOPE VALLEY COURTHOUSE
COURTROOM BUILD OUT PROJECT
APPROVE PROJECT BUDGET; AWARD SUPPLEMENTAL AGREEMENT 1
CAPITAL PROJECT NO. 69585; SPECS. 4812A
(FIFTH DISTRICT) (3 VOTES)**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Approve the total project budget of \$3,949,000 for the Michael D. Antonovich Antelope Valley Courthouse Courtroom Build Out project, Capital Project No. 69585.
2. Award and authorize the Director of Public Works to execute Supplemental Agreement 1 with Tetra Design, Inc. to provide design and construction administration services for the build out of two courtrooms, three judges' chambers, one jury deliberation room and associated restroom, and inmate holding areas on the fourth floor of the Michael D. Antonovich Antelope Valley Courthouse, for a \$330,000 not-to-exceed fee funded by surplus interest earnings from the West San Fernando Valley (Chatsworth) Courthouse debt financing, and to establish the effective date following Board approval.
3. Authorize the Director of Public Works to proceed with the proposed courtroom build out project utilizing the Job Order Contract program.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The recommended actions will allow the Department of Public Works (Public Works) to renovate and build out the existing fourth floor shelled space at the Courthouse to meet the Court's increasing operational demands in the northern region of the County.

On October 10, 2000, your Board approved construction of the new Michael D. Antonovich Antelope Valley Courthouse, including construction of 15 courtrooms and shelled space for future courtrooms. The courthouse included shelled space for courtrooms and support spaces, judges' chambers, jury deliberation rooms, court reporters' areas, and holding cells on the second, third, and fourth floors for future expansion. On October 16, 2003, the Courthouse was dedicated allowing operation to start on October 20, 2003.

Increased demand for the Court's services now requires that approximately 7,500 square feet of shelled space located on the fourth floor be completed to support the Court's operations. The proposed project includes the renovation and build out of two courtrooms, three judges' chambers, one jury deliberation room and associated restroom, and inmate holding areas.

On November 15, 2007, the Architectural Evaluation Board identified 12 architect/engineer firms to participate in an interview process to determine a qualified firm to prepare design documents. On December 17, 2007, Tetra Design, Inc. was determined to be the best qualified firm. The scope of architect/engineer services consists of two phases. Phase I consists of verification of as-built field conditions, code analysis of the fourth floor shelled space based on the recently adopted 2008 Los Angeles County Building Code, design of the fire sprinkler system, and identification of long-lead time items required for the eventual construction for the build out of the spaces. Phase II consists of architectural design services to build out the shelled space, including finish materials, audio/visual and security systems, holding cells, and furnishings.

On February 6, 2008, Public Works executed an architect/engineer agreement with Tetra Design, Inc. to perform Phase I services for a \$75,000 not-to-exceed fee, and the work is currently underway.

Tetra Design, Inc.'s proposal to perform Phase II services, including design documents and construction administration, is \$330,000. Public Works has reviewed Tetra Design, Inc.'s proposal and finds it reasonable and within the standard County fee schedule for architect/engineer agreements for this building type and complexity.

Art students attending the Antelope Valley College painted a sunrise/sunset mural in the lobby of the courthouse that fulfills your Board's Civic Art Policy adopted on December 7, 2004.

Energy and Environmental Program

The project complies with the Countywide Energy and Environmental Program by including the use of recycled construction materials, recycling construction debris and packaging materials, installing Energy Star equipment, using motion sensors and energy efficient lighting sources, and by installing low flow plumbing fixtures with hands free electronic activating devices and automatic hand dryers. Recycling of paper, plastics, and aluminum will be included in the operations of the facilities.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs that we provide Service Excellence (Goal 1) by providing an environmentally sound facility. These recommendations meet this goal by improving infrastructure and expanding the use of the existing County facility to better serve and support the services of the Court.

FISCAL IMPACT/FINANCING

The recommended Supplemental Agreement 1 with Tetra Design, Inc. is for a \$330,000 not-to-exceed fee. The total cost of the project, including renovation, change orders, equipment, consultant services, and County services, is \$3,949,000. Sufficient appropriation is available in the Fiscal Year 2007-08 Capital Projects/Refurbishments Budget to fund the proposed project. The project schedule and budget summary are included in Attachment A.

This project is funded by surplus interest earnings from the West San Fernando Valley (Chatsworth) Courthouse debt financing.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A standard supplemental agreement, in the form previously approved by County Counsel, will be used. The existing architect/engineer standard Board-directed clauses that provide for contract termination of services, renegotiation, hiring qualified displaced County employees, GAIN/GROW, Safely Surrendered Baby Law, Contractor Employee Jury Service Program, and Child Support Compliance Program will be included.

Public Works will use a Job Order Contract program previously approved by your Board to construct the proposed project.

ENVIRONMENTAL DOCUMENTATION

On October 10, 2000, your Board approved the final Environmental Impact Report (EIR) and adopted a Mitigation Monitoring and Reporting Program as a condition of the Courthouse project to mitigate or avoid significant effects on the environment. The EIR encompassed the eventual build out of the shelled space and fully evaluated the environmental impacts of such build out.

CONTRACTING PROCESS

On February 6, 2008, Public Works authorized Agreement PW13123 with Tetra Design, Inc. to provide services for the Michael D. Antonovich Antelope Valley Courthouse Courtroom Build Out project for a \$75,000 not-to-exceed fee. Tetra Design, Inc. has agreed to provide additional services for a \$330,000 not-to-exceed fee. The construction administration portion of the fee will be billed during the construction phase.

The negotiated fee has been reviewed by Public Works and is considered reasonable for the scope of work. The proposed fee will increase the total agreement amount from \$75,000 to \$405,000.

IMPACT ON CURRENT SERVICES

There will be no negative impact on County services or projects during the performance of the recommended proposed project. The renovation and build out will occur in unoccupied space and the courts/judges have agreed that construction can occur during normal hours of operation.

The Honorable Board of Supervisors
March 11, 2008
Page 5

CONCLUSION

Please return one adopted copy of this letter to the Chief Executive Office (Capital Projects Division), and one to the Department of Public Works (Project Management Division II).

Respectfully submitted,



WILLIAM T FUJIOKA
Chief Executive Officer

WTF:DFW:DL
JSE:DJT:DKM:z

Attachment

c: County Counsel
Office of Affirmative Action Compliance
Department of Public Social Services (GAIN/GROW Program)
Superior Court

March 11, 2008

ATTACHMENT A

**DEPARTMENT OF PUBLIC WORKS:
MICHAEL D. ANTONOVICH ANTELOPE VALLEY COURTHOUSE
COURTROOM BUILD OUT PROJECT
APPROVE PROJECT BUDGET; AWARD SUPPLEMENTAL AGREEMENT 1
CAPITAL PROJECT NO. 69585; SPECS. 4812A
(FIFTH DISTRICT) (3 VOTES)**

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date
Project Needs Assessment	N/A
Design Contract Execution Construction Document Submittal Jurisdictional Approval	03/18/08 05/01/08 06/01/08
Construction Bid and Award	N/A
Construction Substantial Completion Project Acceptance	10/31/08 12/31/08

II. PROJECT BUDGET SUMMARY

Project Activity	Proposed Project Budget
Construction	\$ 2,681,300
Change Order (15%)	\$ 397,200
Subtotal	\$ 3,078,500
Design	
Plans and Specifications – Fire Sprinkler	\$ 75,000
Plans and Specifications – Courtroom Build Out	\$ 330,000
Subtotal	\$ 405,000
Consultant Services	\$ 150,000
Miscellaneous Services	
Office of Affirmative Action	\$ 9,500
Printing/Legal Advertising	\$ 20,000
Subtotal	\$ 29,500
Jurisdictional Review and Plan Check	\$ 50,000
County Services	\$ 235,800
TOTAL	\$ 3,949,000